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Regina
Town Planning
Association



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Gift of W. A. Bagg (see p. 5)

Adair G. R.

WHY TOWN PLANNING?

The Regina Town Planning Association was instituted by a number of citizens representing every phase of community life and activity. The purpose of the organization is to endeavor to secure the passage of a town planning scheme or bylaws for the city of Regina.

If a set of town planning bylaws is enacted it will be applicable to the further development of Regina within the city limits. The adoption of a town planning scheme would provide regulatory powers over areas contiguous to the city and which, in future, may be included within the city limits.

The object of a town planning scheme or bylaws is principally protective. They are designed to protect the interests of citizens, present and future. They are intended to ensure permanency of investment in real property, whether for homes, business or other purposes, and to protect against the encroachment of interests detrimental to home owners and owners of business.

When an individual purchases a property to make a home he wants to be assured that his investment will not be ruined some day by a noisy, dusty, smoky or smelly commercial institution next door or across the street. A town planning scheme or bylaws gives this assurance, within the limitations governed by general and ordered development.

The owner of a retail business does not want located on adjoining property another business or type of business building of an objectionable character that will increase his fire hazard, raise his fire insurance rates, block the traffic to his store or in other ways interfere with his right to do business under the best auspices. A town planning scheme or bylaws gives him this protection.

In other words, one of the principal purposes of a scheme or bylaws is to provide for the zoning of the city in such a way that a residential district will remain a district of homes, that business will be segregated from residences, that certain classes of business will be segregated from certain other classes of business, while still allowing for variations with general changing conditions.

These are only a few concrete illustrations of what town planning is designed to do. It also deals with the economic handling of traffic problems, the provision of parks and playgrounds, the cultivation of healthful surroundings and the development of the æsthetic side of the city's growth.

Town planning does not call for a programme of tearing down and rebuilding at enormous expenditure. A town planning scheme or bylaws cannot interfere with established usages, but once adopted it can prevent objectionable extensions and further encroachments.

The Association believes that Regina is bound to grow and that, while much work can be done in the sections already built up along the lines indicated, provision can and should be made for growth along right lines in sections not yet developed. In this way the expenditure of large sums for tearing down and rebuilding, necessitated by haphazard growth, will be avoided in the future.

There is a need in Regina, as in other Western cities, for (1) a major street plan; (2) the acquisition and equitable distribution of parks and recreation grounds in advance of their need, using city property where possible; (3) a set of regulations respecting the resubdivision of land in the inner areas and the laying out of new streets, lanes and lots in the outer areas; (4) zoning to regulate the kinds of use, height and density of building on the land; (5) classification of land to regulate its use to the purpose for

which it is best adapted; (6) the protection of residential areas, parks and open spaces from unsightly buildings and advertising signs.

John Burns, who may be called the father of city planning legislation in England, has said that "Investment in a good plan, if regarded for a period of a year, may appear expensive; if considered for a period of five years it will be profitable; when considered for a period of fifty years it will be an investment which in subsequent days will make the community regret that it did not adopt it sooner."

The Regina Town Planning Association is making a study of the local problems and their underlying principles in the hope that present difficulties may be abolished and future troubles, traceable to lack of forethought entirely prevented. This it hopes to achieve in the best interests of the city as a whole with your assistance and with the co-operation of all those in authority.

Every citizen is affected and should be a member. Your co-operation to this end is earnestly desired. Membership fee, one dollar per annum, is payable to the treasurer.

This little treatise only pretends to touch the fringe of the subject. All those who are interested in this vital question can secure a list of publications dealing more fully with the matter from W. A. Beggs, Director of Town Planning, Department of Municipal Affairs, Parliament Buildings, Regina.

CONSTITUTION AND BYLAWS

1. The society shall be called the "Regina Town Planning Association."

Objects

2. The objects of the Association shall be:
- (a) To promote the economical, scientific and artistic development of land in the city of Regina, and in the urban and rural districts lying adjacent thereto.
 - (b) To secure the association of, and unify the aims of, the professional organizations and citizens' associations interested in civic improvements and town planning.
 - (c) To study the city plan and existing modes of development, to formulate improvements to the city plan and to make representations to the city council or such other body as may be constituted and authorized to deal with town planning in the city.
 - (d) To advance the knowledge of town planning, civic design and kindred subjects and of legislation relating to town planning.

Members

3.—(1) The membership shall consist of (a) honorary members, (b) active members, and (c) professional organizations and citizens' associations.

(2) **Honorary Members.**—Honorary members may be elected by the Association at any meeting on the recommendation of the executive council and shall have all the privileges of active memberships except the right of voting.

(3) **Active Members.**—All adult residents of the city of Regina shall be eligible to active membership.

(4) **Association Members.**—Any organization interested in civic improvement and town planning shall be entitled to two representatives who shall enjoy all the privileges of active members.

Fees

4.—(1) **Honorary Members**—There shall be no fees required from honorary members.

(2) **Active Members**—The annual fee shall be \$1.00.

(3) **Association Members**—The annual fee shall be \$2.00.

(4) The annual fees shall be payable on admission and on the first day of January in each year thereafter during such membership. Any member whose fees are over three months in arrears shall cease to be a member of the Association.

Executive Council

5. The executive council shall be elected by ballot at the annual meeting of the Association and shall consist of a President, 1st, 2nd and 3rd Vice Presidents, Secretary, Treasurer, and not less than ten nor more than fifteen councillors. The members of the executive council shall hold office for one year or until their successors are duly elected. Six members shall form a quorum.

Amendments

6. The Association shall have power and authority to alter or amend this constitution and bylaws or any part hereof by a majority vote of the members present at any meeting. Alterations or amendments to this constitution and bylaws shall be prepared by the executive council on the passing of a resolution by the

Association and shall be submitted at the next meeting. Notice of the amendments shall be given with the notice of such meeting.

Meetings

7. The Annual Meeting—The Association shall hold an annual meeting in Regina during the month of January on such date and at such place as the executive council may determine. Fifteen members shall form a quorum.

Regular Meetings—Regular meetings may be called by the executive council throughout the year, or at the request of five members in writing. Six members shall form a quorum. Notice of meeting shall be mailed to each member to the address recorded in the books of the secretary at least ten days before an annual meeting and at least three days before a regular meeting.

Auditors

8. Two auditors shall be elected at the annual meeting to audit the accounts and examine the financial statements presented by the secretary treasurer.

Duties of Officers

9. President

The duties of the president shall include presiding at all meetings at which he is present, enforcing proper observance of the constitution and bylaws and rules of order. He shall be *ex officio* a member of all committees.

10. Vice Presidents

In the absence of the president through resignation, sickness or other unavoidable causes the senior vice president present shall act in his stead. In the absence of all at a meeting of the Association a chairman in whom shall be vested for the time being all the powers of the president, may be elected by the meeting.

11. Secretary and Treasurer, the latter of whom shall act as Assistant Secretary

The secretary shall attend, or be represented at all meetings, keep a correct record of same and compile all amendments to the constitution and bylaws. He shall, in general, perform all duties as may be directed by the executive council from time to time. He shall keep a list of members with their addresses.

The treasurer shall assist the secretary in any of his duties and, in the absence of the secretary, shall have all the powers and duties of the secretary.

The treasurer shall receive all moneys on behalf of the Association and shall deposit same in a chartered bank designated by the executive council, and shall issue official receipts for same. He shall keep an accurate account of all receipts and expenditures. He shall pay all moneys by cheque, said cheques to bear his signature and to be countersigned by the president or a vice president. He shall present his books for audit at any time when instructed by the executive council to do so.

12. Executive Council

(1) The executive council shall meet at the call of the president at such time and place as he may select or on the request of three members, said call to state definitely the principal business to be discussed.

(2) The council shall act for the Association during the interval between meetings and carry out, as far as possible, the decisions arrived at during such meetings. The expenditure of funds of the Association shall be under the general direction of the executive council.

(3) The president and secretary of the Association shall act as chairman and secretary respectively of the council.

Rules of Order

12. When speaking to a resolution all members shall address the chair, and where not otherwise specified, parliamentary rules shall govern.

Order of Business

14.—(1) Reading of minutes; (2) matters arising out of minutes; (3) communications; (4) reports from secretary treasurer, auditors and committees; (5) notices of motion; (6) deferred business; (7) new business; (8) adjournment.

REGINA TOWN PLANNING ASSOCIATION

Officers:

President—Lieut.-Col. A. C. Garner.
First Vice President—W. L. Wallace.
Second Vice President—Mrs. L. Johnson.
Third Vice President—W. G. Van Egmond.
Secretary—Chas. A. Cooke.
Asst. Secretary and Treasurer—Chas. Gardner.

Executive:

W. B. McNeil, H. G. Phillips, W. A. Begg,
W. J. Allison, W. R. Reilly, J. N. Craig, H. N.
McPherson, R. H. Murray, W. H. A. Hill,
C. Lockwood, L. B. Ring, A. H. Wilkinson,
J. D. Tompkins, J. N. de Stein, J. B. Bertwistle,
O. T. Falls, A. J. Thompson, B. McDermott,
Dr. S. E. Moore, G. Stephenson, J. S. Robertson,
A. H. White, A. Tell, Mrs. M. A. Rowe, Mrs.
A. W. Edgar, Mrs. H. Shawcross, Mrs. D. B.
English.

Committee Chairmen

Zoning—J. N. de Stein.
Finance and Membership—C. Gardner.
Legislation—L. B. Ring.
Publicity—A. H. Wilkinson.
General Purpose—W. R. Reilly.